

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

OFFICER DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09882
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	69 Old Road, Studley, Calne, SN11 9NF
DESCRIPTION:	Replacement of existing garage for proposed new garage.
RECOMMENDATION:	APPROVE WITH CONDITIONS

PROPOSAL

Revised plans were received on 9 February 2026 to address an objection on heritage grounds; interested parties were renotified. The proposal seeks planning permission for the erection of a detached single-storey garage outbuilding to replace an existing single-storey garage. The proposed garage outbuilding (measures 4.4m wide, 7.4m deep, 5m max height) has roughcast render walls, a half-hipped double-roman tile roof, timber casement windows and timber barn doors with glazed windows, and roof-mounted solar PV panels.

SITE DESCRIPTION

The application site is a Grade II listed building, a detached cottage known as Frogs Hollow 69 Old Road [NHLE: 1261283]. It dates to the 18th century, originally built to one-and-a-half storeys and extended in 20th century to two-storeys on southwest end. It has walls of painted rubblestone, a hipped thatched roof terminating in a gable to southwest end, 20th century front porch with thatch over, eyebrow dormers and casement fenestration including a leaded triple casement of 18th century, a detached 20th century garage, front driveway and a rear garden. Its setting is characterised by its sylvan backdrop and relationship to a verdant narrow street scene punctuated by varied, traditionally styled dwellings. It is in open countryside of Derry Hill and Studley Parish. Relevant designations and constraints include the site itself as a listed building and a public footpath opposite (DHST73).

PLANNING HISTORY

No planning history has been found at or nearby to the site that would affect consideration of the proposal.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy (WCS):

- Core Policy 51: Landscape (CP51)

- Core Policy 57: Ensuring High Quality Design and Place Shaping (CP57)
- Core Policy 58: Ensuring the Conservation of the Historic Environment (CP58)
- Core Policy 62: Development Impacts on the Transport Network (CP62)
- Core Policy 64: Demand Management (CP64)

Saved policies of the North Wiltshire Local Plan 2011 (NWLP)

- Policy NE14: Trees, site features and the control of new development

Calne Community Neighbourhood Plan: Made 2025 (CCNP)

- Policy BE1: Design Principles for Local Distinctiveness
- Policy BE2: Heritage Assets

Calne Community Neighbourhood Plan: Design Guidelines and Codes March 2023 (CCNP DGC)

- DC.04: Built Form – 4d. Housing extensions and conversions

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide (NDG)

Wiltshire Design Guide SPD (WDG):

- Appendix D – Design Guidance for Householder extensions

Historic England Guidance:

- Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2 (GPA2)
- The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) (GPA3)

CONSULTATION RESPONSES

The following consultees and interested parties were invited to comment on the application:

Derry Hill and Studley Parish Council – No objection (22/01/2026). No objection (02/03/2026).

Wiltshire Council's Highways Team – No objection (30/01/2026). No objection (18/02/2026).

Wiltshire Council's Conservation Officer –

Comment advising that the development is not considered to preserve or enhance the setting of the listed building, that it would cause harm due to the new structure being over scaled and dominant, that the design of the replacement building ignores the character prevalent in Derry Hill, and that an enlargement of the existing garage would be preferred and an addition should be single storey to appear subservient to the main house (28/01/2026).

Comment advising that the revised plans are considered a significant improvement and the new building now has more subordinate visual appearance to the existing dwelling and proposals on balance considered to preserve the existing setting of the listed building (11/02/2026).

REPRESENTATIONS

Immediate neighbouring dwellings were notified of the application, and a site notice was displayed on 9 January 2026. One letter of representation was made by a member of the public. The comment therein raises no objection as they *“feel that the proposed plans will be an improvement to the current locality”*.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and local character and appearance, with particular regard to the setting of the listed building

CP57 and CP58 together seek to ensure all new development, including extensions and alterations to existing buildings, meet a high standard of design that contributes to the character of Wiltshire by, amongst other things, responding positively to the features of the site itself, its landscape or townscape setting, and the value of the historic environment by being sympathetic to and conserving heritage assets in a manner appropriate to their significance.

Policy BE1 of the Calne Community Neighbourhood Plan seeks to ensure all new development demonstrates good design that contributes to the character and local distinctiveness of the area. This supports Policy BE2 which seeks to ensure new development preserves or enhances the character, appearance, special interest and setting of the area's heritage assets.

Appendix D of the Wiltshire Design Guide expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

The host dwelling of the application site is the Grade II listed building known as Frog Hollow, 69 Old Road [NHLE: 1261283]. In so far as is relevant to the proposal, its significance and special interest primarily comprise the architectural and historic interest that can be ascribed to its age, fabric, form, proportions, materials, and the contribution made by its setting. It is desirable to preserve the building or its setting or any features of special architectural or historic interest which it possesses, and to which there is a duty to have special regard under S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The existing detached garage is understood to be late 20th century and not curtilage listed. It is sited just forward of the listed building, but it has a neutral effect on the setting of the listed building due to its subservient scale, simple form and complementarily toned render. Nonetheless, its loss would not harm the significance of the listed building.

The proposed garage is considerably larger than that which it replaces, which gives it a greater emphasis within the street scene alongside the listed building compared within the existing situation. However, the proposed garage would be set back meaningfully behind the front elevation of the cottage, offering an improvement on the existing situation, and its hipped roof form would respect the eaves of the thatch while referencing the shape of the cottage's thatched roof.

The external appearance of the garage would complement the painted stone of the cottage with roughcast render. The double timber barn doors are somewhat large and agricultural but their rustic appearance would appear more complementary than the present garage doors in the existing garage, while the door and window to side elevation are inoffensive.

Solar panels would be introduced on the west-facing slope of the roof, which faces away from the listed building. Foliage at the site boundaries would screen them for most of the year, while at less foliate times of year they may be observed to jar with the traditional character of the listed building. Nonetheless, they would provide some environmental benefits and their low-level of visual harm can be mitigated by a condition securing their removal when no longer required, in the interest of the long-term visual amenity of the area and preservation of the setting of the listed building.

There are a number of garages in the local area, in various traditional styles, and the proposed garage is considered to be a proportionate response and complement this existing settlement pattern. Furthermore, it would not require the removal of trees or significant foliage.

No objection has been made on grounds of visual amenity or heritage harm in respect of the revised scheme, including by members of the public, the Parish Council or Wiltshire Council's Conservation Officer.

The development would not harm the character or appearance of the local area, including the significance of the listed building through change within its setting. This is subject to conditions to control delivery of the design to an acceptable standard and to ensure the removal of the solar panels when no longer required. Accordingly, and furthermore, it satisfies the expectations of adopted design guidance and the requirements of Policy BE1 and BE2 of the Calne Community Neighbourhood Plan and CP57 and CP58 of the Wiltshire Core Strategy.

Residential amenity

CP57 (vii) seeks to ensure that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellings to the application site are Hill House, Laburnum Cottage and 71 Old Road.

The proposed garage is considerably larger than the existing garage but it would maintain the present separation distance. Furthermore, it would not introduce openings at a level that would directly and harmfully overlooking neighbours.

The development would not harm the living conditions enjoyed by occupants of the site itself or neighbouring land. Furthermore, it satisfies the expectations of adopted design guidance and the requirements of CP57 (vii) of the Wiltshire Core Strategy.

Highway matters

The development does not increase bedroom quantum nor material reduce parking provision. Wiltshire Council's Highways Team have no objection, and the development would not adversely affect highway safety.

Biodiversity Net Gain (BNG)

The development is exempt from the requirement to deliver 10% BNG, introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), and the decision notice shall include a relevant informative note.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to have acceptable impacts in respect of matters of acknowledged importance to the public interest, subject to such conditions as meet the tests. It is not found to conflict with the statutory requirements or the provisions of the development plan, and other material considerations do not indicate that a decision should be made other than in accordance with the development plan. The proposal should therefore be supported.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Proposed Site Plan. AA/25/26/11 Rev A. Received 9 February 2026.

Proposed Floor Plans. AA/25/26/12 Rev A. Received 9 February 2026.

Proposed Elevations. AA/25/26/13 Rev A. Received 9 February 2026.

Existing and Proposed Street Scene. AA/25/26/14 Rev A. Received 9 February 2026.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building unless otherwise stated on the approved plans.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The solar PV equipment hereby permitted shall be removed within 3 months when no longer needed for the purposes of energy generation.

REASON: In the interest of safeguarding the long-term amenity of the area and long-term preservation of the setting of the listed building.